

Mr Miles Broe
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Application Ref: **2014/6250/L**
Please ask for: **Rachel English**
Telephone: 020 7974 **1343**

8 December 2014

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
Outside 75 Hampstead High Street
London
NW3 1QX

Proposal:
Change of use of phonebox to retail kiosk (A1) and associated alterations including insertion of new glazing.

Drawing Nos: EX01, PL01, PL03, Piperglass Toughened Glass specification, Details of replacement glazing (ref 9232/MB/FB), Design and Access Statement prepared by Miles Broe Architecture (ref 9232-16.1/MB/FB).

The Council has considered your application and decided to grant Listed Building Consent subject to the following condition(s):

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.



- 2 All new work and work of making good shall be carried out to match the original work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The works hereby approved are only those specifically indicated on the drawing(s) referred to above.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Reasons for granting listed building consent.

The proposed change of use would have little impact on the appearance of the listed phone box as there would be a removable pod inserted inside. The window beading is removable which would allow for the panes to be individually replaced. There will be no significant impact upon the historic fabric or appearance, and the proposed alterations would not cause harm to the special architectural or historic interest of the listed building.

The planning history of the site has been taken into account when coming to this decision. No representations were received as a result of consultation.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.66 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposal is in general accordance with policy CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policy DP25 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policy 7.8 of the London Plan 2011, and paragraphs 14, 17 and 126-141 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'Ed Watson', with a stylized, flowing script.

Ed Watson
Director of Culture & Environment